089.0	0003	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,400 /	633,400
					USE VALUE:	633,400 /	633,400
					ASSESSED:	633,400 /	633,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENDER KATHRYN M		
Owner 2:			
Owner 3:			
Street 1:	29 HEMLOCK ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	FAKES HERMAN F & BRIDGET -
Owner 2:	-
Street 1:	29 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,103 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4103.000	253,200		380,200	633,400
Total Card	0.094	253,200		380,200	633,400
Total Parcel	0.094	253,200		380,200	633,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.17 | /Parcel: 497.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56432
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,200	0	4,103.	380,200	633,400	633,400	Year End Roll	12/18/2019
2019	101	FV	204,000	0	4,103.	385,600	589,600	589,600	Year End Roll	1/3/2019
2018	101	FV	204,000	0	4,103.	287,800	491,800	491,800	Year End Roll	12/20/2017
2017	101	FV	204,000	0	4,103.	260,700	464,700	464,700	Year End Roll	1/3/2017
2016	101	FV	204,000	0	4,103.	249,800	453,800	453,800	Year End	1/4/2016
2015	101	FV	192,100	0	4,103.	211,800	403,900	403,900	Year End Roll	12/11/2014
2014	101	FV	192,100	0	4,103.	200,900	393,000	393,000	Year End Roll	12/16/2013
2013	101	FV	192,100	0	4,103.	191,200	383,300	383,300		12/13/2012

!7221!

PRINT

Date	Time
12/10/20	21:53:04

LAST REV

Date	Time
11/12/20	13:57:24

danam

PAT ACCT. 7221

USER DEFINED

Prior Id # 1:	56432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAKES HERMAN F	56614-80		3/17/2011	Estate/Div	370,000	No	No		
NELSON WESLEY C	12268-479		8/17/1972	Family	1	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1147	Redo Bat	26,000	C				
1/29/2019	123	Siding	16,500	C				
7/17/2014	854	Redo Kit	32,000		7/17/2014			Kitchen redo. Repl
5/21/2014	531	New Wind	9,084					
6/12/2013	847	Manual	1,377					
7/16/2012	891	Wood Dec	10,000					& NEW FRONT ENTRY
11/15/1995	654	Manual	1,375					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	Meas/Inspect	345	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
3/17/2000	Inspected	264	PATRIOT
1/26/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4103		Sq. Ft.	Site		0	70.	1.32	5									380,163						380,200	

Total AC/HA: 0.09419 | Total SF/SM: 4103 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,163 | Spl Credit | Total: 380,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	180.391
Other Features:	78000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344026
Depreciation:	90823
Depreciated Total:	253203

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

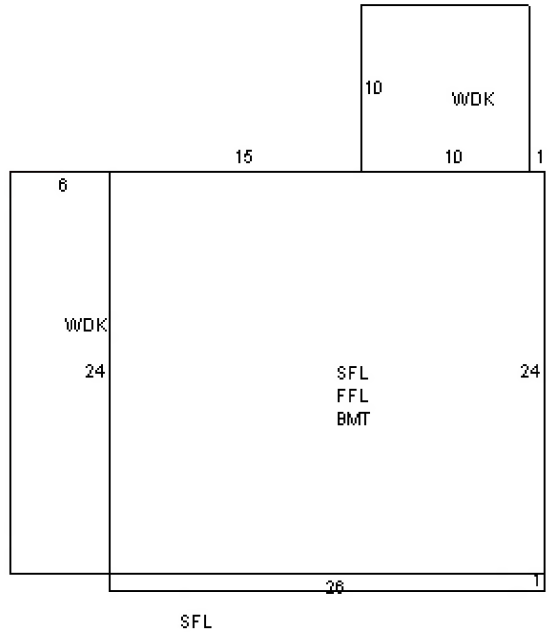
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.39
Special Features:	0	Val/Su Net:	118.21
Final Total:	253200	Val/Su SzAd	198.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	180.390	117,254
BMT	Basement	624	54.120	33,769
FFL	First Floor	624	180.390	112,564
WDK	Deck	244	10.000	2,439

Net Sketched Area:	2,142			Total:	266,026
Size Ad	1274	Gross Are	2142	FinArea	1274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	